

Truro Planning Board
Notice of Public Hearing

The Truro Planning Board will hold a public hearing at the Truro Town Hall, 24 Town Hall Road, Truro on February 18, 2014 at 6:15 pm to discuss proposed amendments to the town's zoning bylaws. The subject matter of the proposed amendments is indicated below. The complete text relative to the proposed amendments is available for inspection on the Town Website www.truro-ma.gov and at the Truro Town Hall and the Truro Public Library during regular business hours.

Article ____: To see if the Town will vote to amend the Truro Zoning Bylaw Section 30.5 Flood Plain District as follows:

Add a new Section B. District Boundaries and re-number paragraph "B. Regulations" to "C. Regulations" and re-number paragraph "C" to "D". New Section B would read as follows:

B. District Boundaries:

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Truro designated as Zone AE, AO, or VE on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Barnstable County FIRM that are wholly or partially within the Town of Truro are panel numbers 25001C0109J, 25001C0117J, 25001C0128J, 25001C0136J, 25001C0137J, 25001C0138J, 25001C0139J, 25001C0141J, 25001C0143J, 25001C0144J, 25001C0227J, 25001C0229J, 25001C0231J, 25001C0232J, 25001C0233J, 25001C0234J, 25001C0251J and 25001C0253J dated July 16, 2014. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Barnstable County Flood Insurance Study (FIS) report dated July 16, 2014. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

And, within C. Regulations, make the following changes:

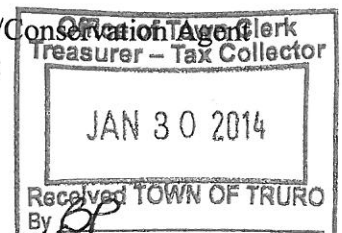
In Subsection 1, delete "Zones A1-30" and replace it with "AE".

In Subsection 2, make the following changes (new text shown in ***bold italics***) in the second sentence "All subdivision proposals greater than ***50 lots or 5 acres, whichever is the lesser***, shall include base flood elevation data."

Add a new Subsection 3 – 6 and change Subsection 6 to 7, as follows:

3. In Zone AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

4. In a riverine situation, the Assistant Town Administrator or the Health/Conservation Agent shall notify the following of any alteration or relocation of a watercourse:



- Adjacent Communities
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104
- NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

5. Within Zone AO on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

6. All subdivision proposals must be designed to assure that:

- a) such proposals minimize flood damage;
- b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
- c) adequate drainage is provided to reduce exposure to flood hazards.

Within new Subsection 7, change “(Zones V and V1-30)” to “(Zone VE)” and renumber subparagraphs “c” and “g” to “b” and “c”, respectively.

Karen Snow, Chair
1/31/14, 2/7/14

